

**NOTICE OF FORECLOSURE SALE
AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.

Deed of Trust:

Dated: June 17, 2022
Grantor: Manuel Lopez and Gladys Lopez
Trustee: Deanne Mullens
Current Lender: Mulberry Stanas Series LLC - 635 Grand Avenue Protected Series
Loan Servicer: Highpoint Loan Servicing LLC
Recorded in: Instrument No. 195291-2022 Recorded on July 7, 2022 in the official public deed records of Lamar County, Texas.

Legal Description: As legally described in **Exhibit A**

Property: 635 Grand Avenue - Paris, Texas 75460

Foreclosure Sale:

Date: **December 2, 2025**

Time: The sale of the property will be held between the hours of **10:00 a.m.** and **1:00 p.m.** local time; the earliest time at which the foreclosure sale will begin is **10:00 a.m.** and not later than three hours thereafter.

Place: Lamar County, Texas at the following location: The doors of the county courthouse on the steps or as designated by the County Commissioners. Pursuant to section §51.002 of the Texas Property Code as the place where foreclosure sales are to take place or as designated by the County Commissioners

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Substitute Trustee: Deanne C. Mullens, David C Stone, Hannah Mullens or Prisela Campbell.

Default has occurred in the payment of the promissory note secured by the Deed of Trust, and in the performance of the obligations set forth in the Deed of Trust. Because of that default, Lender, the owner and holder of said promissory note and Deed of Trust, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled Foreclosure Sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "**AS IS**" without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Dated: October 24, 2025

Respectfully submitted,



Manager

By D. Cayce Stone

Mulberry Stanas Series LLC - 635 Grand Avenue Protected Series

Exhibit "A"

Property Legal Description -

FIRST TRACT:

A part of the Larkin Rattan Survey within the corporate limits of the City of Paris, in City Block No. 124, and of a 108 feet by 129 feet lot described in deed from Henry F. Mayer to Norman H. Williams dated December 30, 1916, of record in Book 162, Page 558, Lamar County Deed Records; described by metes and bounds as follows:

BEGINNING at a stake at the NE corner of the Mayer/ Williams lot above mentioned, this being also in the SB line of Grand Avenue;

THENCE WEST with the SB line of Grand Avenue 64- ½ feet, a stake; THENCE SOUTH 108 feet, a stake;

THENCE EAST 64- ½ feet, a stake in the EB line of the Mayer/Williams lot; THENCE NORTH 108 feet to the place of beginning.

SECOND TRACT:

A part of the Larkin Rattan Survey within the corporate limits of the City of Paris, in City Block 124 and of a 50 feet by 142 feet lot described in a deed from Henry P. Mayer to Norman H. Williams dated November 15, 1919 of record in Book 181, Page 174, Lamar County Deed Records; described by metes and bounds as follows:

BEGINNING at a stake at the NE corner of the Mayer/Williams tract above mentioned, this being also the SE corner of the First Tract herein described.

THENCE WEST with the SB line of said First Tract 50 feet, a stake;

THENCE SOUTH 27 feet, a stake at the NW corner of the lot conveyed by Norman H. Williams to H.L. Palmer; THENCE EAST with Palmer's NB line 50 feet, a stake at his NE Corner;

THENCE NORTH 27 feet to the place of beginning.

Also known as: 635 Grand Avenue - Paris, Texas 75460